HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Ontario Region

Date Released: Third Quarter 2016

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Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) June 2016		
Ontario	May 2016	June 2016
Trend[1], urban centres[2]	67,182	72,650
SAAR, urban centres[2]	66,935	84,740
	June 2015	June 2016
Actual, urban centres[2]		
June - Single-Detached	2,530	3,062
June - Multiples	2,886	4,930
June - Total	5,416	7,992
January to June - Single-Detached	9,278	11,457
January to June - Multiples	20,031	22,372
January to June - Total	29,309	33,829

Source: CMHC

[1] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

[2] Urban centres with a population of 10,000 and over.

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ontario Region Second Quarter 2016										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q2 2016	7,451	732	2,457	9	388	6,076	157	2,179	747	20,200
Q2 2015	6,819	464	2,630	14	762	6,206	158	1,074	352	18,479
% Change	9.3	57.8	-6.6	-35.7	-49.1	-2.1	-0.6	102.9	112.2	9.3
Year-to-date 2016	11,426	1,016	4,313	27	603	12,406	194	3,840	1,160	34,989
Year-to-date 2015	9,241	716	3,475	37	1,041	12,255	185	2,359	552	29,861
% Change	23.6	41.9	24.1	-27.0	-42.1	1.2	4.9	62.8	110.1	17.2
UNDER CONSTRUCTION										
Q2 2016	17,240	1,790	8,173	68	2,314	53,208	452	11,894	1,289	96,428
Q2 2015	13,923	1,362	6,405	56	2,438	46,406	498	9,322	929	81,343
% Change	23.8	31.4	27.6	21.4	-5.1	14.7	-9.2	27.6	38.8	18.5
COMPLETIONS										
Q2 2016	5,875	458	1,953	17	372	3,248	112	1,412	600	14,063
Q2 2015	4,303	614	1,586	46	361	8,321	39	971	433	16,674
% Change	36.5	-25.4	23.1	-63.0	3.0	-61.0	187.2	45.4	38.6	-15.7
Year-to-date 2016	11,359	956	4,021	32	944	8,780	199	2,890	1,217	30,414
Year-to-date 2015	9,099	1,214	3,348	79	722	26,499	145	2,097	1,297	44,500
% Change	24.8	-21.3	20.1	-59.5	30.7	-66.9	37.2	37.8	-6.2	-31.7
COMPLETED & NOT ABSORBED										
Q2 2016	1,207	165	523	13	254	2,213	n/a	n/a	n/a	4,375
Q2 2015	1,052	119	415	36	181	2,464	n/a	n/a	n/a	4,267
% Change	14.7	38.7	26.0	-63.9	40.3	-10.2	n/a	n/a	n/a	2.5
ABSORBED										
Q2 2016	5,397	439	1,911	24	323	3,072	n/a	n/a	n/a	11,166
Q2 2015	3,968	564	1,474	44	346	8,254	n/a	n/a	n/a	14,650
% Change	36.0	-22.2	29.6	-45.5	-6.6	-62.8	n/a	n/a	n/a	-23.8
Year-to-date 2016	10,195	829	3,771	43	855	9,141	n/a	n/a	n/a	24,834
Year-to-date 2015	8,471	1,140	3,111	64	652	25,406	n/a	n/a	n/a	38,844
% Change	20.4	-27.3	21.2	-32.8	31.1	-64.0	n/a	n/a	n/a	-36.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ontario Region 2006 - 2015

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2015	23,338	1,911	8,480	108	2,128	25,675	254	6,390	1,864	70,156
% Change	10.2	-23.7	15.0	-34.5	2.0	44.3	2.0	33.0	-37.3	18.6
2014	21,184	2,506	7,374	165	2,087	17,793	249	4,804	2,972	59,134
% Change	0.2	-16.6	3.2	10.7	10.3	-16.8	26.4	30.2	20.3	-3.2
2013	21,149	3,003	7,147	149	1,892	21,386	197	3,691	2,471	61,085
% Change	-9.6	-6.2	-13.9	-15.8	-21.4	-33.3	-21.2	-20.5	6.1	-20.4
2012	23,382	3,203	8,303	177	2,406	32,050	250	4,641	2,328	76,742
% Change	-5.4	11.6	5.5	0.6	4.2	42.6	3.3	2.2	-9.8	13.2
2011	24,724	2,869	7,873	176	2,309	22,474	242	4,543	2,581	67,821
% Change	-2.5	3.8	4.5	-10.7	-18.0	53.1	44.0	27.1	-22.5	12.2
2010	25,350	2,765	7,535	197	2,816	14,680	168	3,575	3,329	60,433
% Change	25.6	-2.5	38.5	-3.4	76.4	14.4	-27.3	-21.9	36.9	20.0
2009	20,186	2,835	5,439	204	1,596	12,837	231	4,580	2,431	50,370
% Change	-28.2	-11.8	-25.4	-2.4	-56.3	-49.8	29.1	24.2	-22.9	-32.9
2008	28,109	3,213	7,291	209	3,648	25,586	179	3,688	3,153	75,076
% Change	-15.3	-18.4	-14.1	44.1	30.8	128.0	32.6	29.0	-41.0	10.2
2007	33,198	3,936	8,492	145	2,789	11,221	135	2,859	5,348	68,123
% Change	0.2	-2.4	11.0	-21.6	-10.7	-27.7	-43.3	-26.6	-5.1	-7.2
2006	33,132	4,034	7,650	185	3,123	15,514	238	3,895	5,636	73,417

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Ontario Region Second Quarter 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	% Change
Centres 100,000+											
Barrie	255	200	6	4	66	48	126	0	453	252	79.8
Brantford	87	69	2	2	12	74	0	0	101	145	-30.3
Greater Sudbury	43	33	6	4	3	10	6	12	58	59	-1.7
Guelph	57	124	2	10	45	99	437	72	541	305	77.4
Hamilton	266	416	80	0	237	186	148	2	731	604	21.0
Kingston	89	81	4	4	24	35	0	116	117	236	-50.4
Kitchener	417	278	18	10	112	163	288	302	835	753	10.9
London	423	318	8	5	125	226	672	195	1,228	744	65.1
Oshawa	449	548	30	6	238	131	103	0	820	685	19.7
Ottawa	636	473	52	63	526	393	162	639	1,376	1,568	-12.2
Peterborough	89	91	0	0	15	6	125	0	229	97	136.1
St. Catharines-Niagara	398	227	22	42	81	107	63	3	564	379	48.8
Thunder Bay	44	51	0	5	0	4	20	6	64	66	-3.0
Toronto	2,762	2,973	320	266	1,227	1,807	5,760	5,941	10,069	10,987	-8.4
Windsor	266	230	66	20	73	32	54	0	459	282	62.8
Centres 50,000 - 99,999											
Belleville	115	71	30	0	31	22	0	0	176	93	89.2
Chatham-Kent	27	28	4	4	8	11	0	0	39	43	-9.3
Cornwall	25	30	14	0	0	0	0	0	39	30	30.0
Kawartha Lakes	95	67	0	0	0	20	0	0	95	87	9.2
Norfolk	45	60	6	4	4	4	0	0	55	68	-19.1
North Bay	7	10	2	0	4	0	9	0	22	10	120.0
Sarnia	55	55	2	0	8	0	0	0	65	55	18.2
Sault Ste. Marie	18	17	2	0	4	0	0	0	24	17	41.2

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Ontario Region
Second Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	% Change
Centres 10,000 - 49,999											
Bracebridge	4	2	0	0	0	0	0	0	4	2	100.0
Brighton	18	17	0	2	0	0	0	0	18	19	-5.3
Brock	2	6	0	6	0	0	0	0	2	12	-83.3
Brockville	11	13	0	0	0	0	4	0	15	13	15.4
Centre Wellington	92	8	8	0	32	0	111	24	243	32	**
Cobourg	0	13	0	2	0	0	0	0	0	15	-100.0
Collingwood	16	22	4	4	4	4	48	0	72	30	140.0
Elliot Lake	1	0	0	0	0	0	0	0	1	0	n/a
Erin	9	0	0	0	0	0	0	0	9	0	n/a
Essex	9	9	0	0	0	4	0	0	9	13	-30.8
Gravenhurst	10	2	2	0	0	0	0	0	12	2	**
Greater Napanee	5	8	0	0	0	4	0	0	5	12	-58.3
Haldimand County	16	0	0	0	3	0	0	0	19	0	n/a
Hawkesbury	0	0	0	0	0	3	0	0	0	3	-100.0
Huntsville	26	9	0	0	0	5	13	8	39	22	77.3
Ingersoll	16	11	4	2	4	0	0	0	24	13	84.6
Kenora	4	0	0	0	0	0	0	0	4	0	n/a
Kincardine	28	0	0	0	0	0	0	0	28	0	n/a
Lambton Shores	0	0	0	0	0	0	0	0	0	0	n/a
Leamington	36	12	2	6	4	0	0	0	42	18	133.3
Meaford	4	2	0	0	0	0	0	0	4	2	100.0
Midland	46	24	6	2	0	4	0	0	52	30	73.3
Mississippi Mills	17	17	2	2	17	13	0	1	36	33	9.1
North Grenville	15	48	4	4	8	14	0	0	27	66	-59.1
North Perth	21	0	2	0	8	0	4	0	35	0	n/a
Orillia	40	28	0	0	11	26	100	0	151	54	179.6
Owen Sound	9	0	0	0	0	0	0	0	9	0	n/a
Pembroke	3	7	0	0	0	0	16	0	19	7	171.4
Petawawa	29	0	0	0	0	0	0	0	29	0	n/a
Port Hope	23	25	0	0	0	4	0	0	23	29	-20.7
Prince Edward County	29	19	0	0	3	3	0	0	32	22	45.5
Saugeen Shores	57	0	6	0	9	0	16	0	88	0	n/a
Scugog	4	2	0	0	0	0	0	0	4	2	100.0
Stratford	35	11	14	0	6	14	0	0	55	25	120.0
Temiskaming Shores	3	0	0	0	0	0	0	0	3	0	n/a
The Nation	12	0	4	0	0	0	0	0	16	0	n/a
Tillsonburg	0	0	0	0	0	0	0	0	0	0	n/a
Timmins	5	4	0	0	0	0	0	0	5	4	25.0
Trent Hills	30	9	0	0	3	0	0	0	33	9	**
Wasaga Beach	48	34	0	10	11	8	0	0	59	52	13.5
West Grey	0	0	0	0	0	0	0	0	0	0	n/a
West Nipissing	10	0	2	0	0	0	0	0	12	0	n/a
Woodstock	49	21	6	0	0	0	0	0	55	21	161.9
Total Ontario (10,000+)	7,460	6,833	742	489	2,966	3,484	8,285	7,321	19,453	18,127	7.3

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
Ontario Region
January - June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Centres 100,000+											
Barrie	321	262	6	4	101	69	366	0	794	335	137.0
Brantford	141	128	4	2	12	86	0	0	157	216	-27.3
Greater Sudbury	44	39	6	4	3	10	6	12	59	65	-9.2
Guelph	110	167	6	14	119	134	486	72	721	387	86.3
Hamilton	382	549	104	4	451	212	430	2	1,367	767	78.2
Kingston	120	96	4	8	28	35	0	118	152	257	-40.9
Kitchener	598	451	24	18	163	194	635	764	1,420	1,427	-0.5
London	646	459	10	11	159	251	705	360	1,520	1,081	40.6
Oshawa	600	616	32	6	333	190	470	320	1,435	1,132	26.8
Ottawa	839	655	84	91	773	528	473	741	2,169	2,015	7.6
Peterborough	114	114	0	0	15	12	125	0	254	126	101.6
St. Catharines-Niagara	619	358	38	62	167	164	63	38	887	622	42.6
Thunder Bay	50	52	0	5	0	4	20	6	70	67	4.5
Toronto	4,687	4,141	450	450	2,103	2,362	12,241	12,270	19,481	19,223	1.3
Windsor	383	272	84	24	88	40	54	6	609	342	78.1
Centres 50,000 - 99,999											
Belleville	151	79	30	0	49	26	0	0	230	105	119.0
Chatham-Kent	39	32	10	6	8	11	0	0	57	49	16.3
Cornwall	46	39	30	1	0	0	0	6	76	46	65.2
Kawartha Lakes	132	84	0	0	0	26	0	0	132	110	20.0
Norfolk	70	75	8	4	18	14	70	0	166	93	78.5
North Bay	12	11	2	0	4	0	9	0	27	11	145.5
Sarnia	69	64	12	0	8	0	0	0	89	64	39.1
Sault Ste. Marie	19	19	2	0	4	0	18	0	43	19	126.3

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
Ontario Region
January - June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Centres 10,000 - 49,999											
Bracebridge	8	2	0	0	7	4	0	0	15	6	150.0
Brighton	37	20	0	4	0	0	0	0	37	24	54.2
Brock	4	7	0	6	0	0	0	0	4	13	-69.2
Brockville	16	13	2	0	0	0	7	12	25	25	0.0
Centre Wellington	92	8	8	0	32	0	111	24	243	32	**
Cobourg	12	21	6	2	0	0	0	0	18	23	-21.7
Collingwood	31	36	6	4	4	8	93	0	134	48	179.2
Elliot Lake	1	0	0	0	0	0	0	0	1	0	n/a
Erin	13	0	0	0	0	0	0	3	13	3	**
Essex	25	11	0	0	0	4	0	0	25	15	66.7
Gravenhurst	13	3	2	0	0	0	0	0	15	3	**
Greater Napanee	6	11	0	0	0	4	0	0	6	15	-60.0
Haldimand County	32	4	4	0	3	0	0	0	39	4	**
Hawkesbury	0	0	0	0	0	3	0	0	0	3	-100.0
Huntsville	36	10	0	0	0	5	13	8	49	23	113.0
Ingersoll	31	14	4	2	4	0	0	0	39	16	143.8
Kenora	22	4	0	0	0	0	0	0	22	4	**
Kincardine	41	0	0	0	0	0	0	0	41	0	n/a
Lambton Shores	5	0	0	0	4	0	0	0	9	0	n/a
Leamington	66	12	2	6	4	0	0	0	72	18	**
Meaford	5	2	0	0	0	0	0	0	5	2	150.0
Midland	51	30	6	2	4	4	0	0	61	36	69.4
Mississippi Mills	51	21	8	2	17	24	1	1	77	48	60.4
North Grenville	19	72	4	6	12	14	0	0	35	92	-62.0
North Perth	36	0	4	0	8	0	8	0	56	0	n/a
Orillia	45	30	0	0	11	31	100	0	156	61	155.7
Owen Sound	22	0	0	0	0	0	0	0	22	0	n/a
Pembroke	6	7	0	0	0	0	16	0	22	7	**
Petawawa	30	0	0	0	8	0	0	0	38	0	n/a
Port Hope	38	29	0	0	0	4	0	0	38	33	15.2
Prince Edward County	36	22	0	2	3	3	0	0	39	27	44.4
Saugeen Shores	70	7	6	0	9	0	16	0	101	7	**
Scugog	4	3	0	0	0	0	0	0	4	3	33.3
Stratford	55	27	14	0	16	22	9	0	94	49	91.8
Temiskaming Shores	16	0	0	0	0	0	0	0	16	0	n/a
The Nation	12	0	4	0	0	0	0	0	16	0	n/a
Tillsonburg	47	7	0	0	0	0	0	0	47	7	**
Timmins	5	8	0	0	0	0	0	0	5	8	-37.5
Trent Hills	36	9	0	0	3	0	0	0	39	9	**
Wasaga Beach	58	36	0	10	11	8	0	0	69	54	27.8
West Grey	0	1	0	0	0	0	0	0	0	1	-100.0
West Nipissing	12	1	2	0	0	0	0	0	14	1	**
Woodstock	120	28	14	2	13	0	6	0	153	30	**
Total Ontario (10,000+)	11,457	9,278	1,042	762	4,779	4,506	16,551	14,763	33,829	29,309	15.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
Second Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Centres 100,000+								
Barrie	66	48	0	0	126	0	0	0
Brantford	12	74	0	0	0	0	0	0
Greater Sudbury	0	10	3	0	0	2	6	10
Guelph	45	99	0	0	217	6	220	66
Hamilton	237	186	0	0	148	2	0	0
Kingston	24	31	0	4	0	0	0	116
Kitchener	112	152	0	11	105	258	183	44
London	81	145	40	81	11	0	661	195
Oshawa	238	131	0	0	103	0	0	0
Ottawa	490	393	36	0	132	520	30	119
Peterborough	15	6	0	0	44	0	81	0
St. Catharines-Niagara	78	99	3	8	47	3	16	0
Thunder Bay	0	4	0	0	0	2	20	4
Toronto	1,169	1,777	58	30	4,948	5,446	812	495
Windsor	73	32	0	0	54	0	0	0
Centres 50,000 - 99,999								
Belleville	28	22	3	0	0	0	0	0
Chatham-Kent	8	11	0	0	0	0	0	0
Cornwall	0	0	0	0	0	0	0	0
Kawartha Lakes	0	20	0	0	0	0	0	0
Norfolk	4	4	0	0	0	0	0	0
North Bay	0	0	4	0	0	0	9	0
Sarnia	8	0	0	0	0	0	0	0
Sault Ste. Marie	4	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
Second Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Centres 10,000 - 49,999								
Bracebridge	0	0	0	0	0	0	0	0
Brighton	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Brockville	0	0	0	0	0	0	4	0
Centre Wellington	32	0	0	0	111	0	0	24
Cobourg	0	0	0	0	0	0	0	0
Collingwood	4	4	0	0	48	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex	0	4	0	0	0	0	0	0
Gravenhurst	0	0	0	0	0	0	0	0
Greater Napanee	0	0	0	4	0	0	0	0
Haldimand County	3	0	0	0	0	0	0	0
Hawkesbury	0	0	0	3	0	0	0	0
Huntsville	0	5	0	0	12	8	1	0
Ingersoll	4	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine	0	0	0	0	0	0	0	0
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	4	0	0	0	0	0	0	0
Meaford	0	0	0	0	0	0	0	0
Midland	0	4	0	0	0	0	0	0
Mississippi Mills	17	13	0	0	0	0	0	1
North Grenville	8	14	0	0	0	0	0	0
North Perth	8	0	0	0	0	0	4	0
Orillia	11	26	0	0	0	0	100	0
Owen Sound	0	0	0	0	0	0	0	0
Pembroke	0	0	0	0	0	0	16	0
Petawawa	0	0	0	0	0	0	0	0
Port Hope	0	4	0	0	0	0	0	0
Prince Edward County	3	3	0	0	0	0	0	0
Saugeen Shores	9	0	0	0	0	0	16	0
Scugog	0	0	0	0	0	0	0	0
Stratford	6	14	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	0	0	0	0	0	0	0	0
Tillsonburg	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	3	0	0	0	0	0	0	0
Wasaga Beach	11	8	0	0	0	0	0	0
West Grey	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	0	0	0	0	0	0	0	0
Total Ontario (10,000+)	2,815	3,343	147	141	6,106	6,247	2,179	1,074

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Barrie	101	69	0	0	366	0	0	0
Brantford	12	86	0	0	0	0	0	0
Greater Sudbury	0	10	3	0	0	2	6	10
Guelph	119	134	0	0	264	6	222	66
Hamilton	451	212	0	0	302	2	128	0
Kingston	28	31	0	4	0	0	0	118
Kitchener	163	183	0	11	328	317	307	447
London	111	165	44	86	13	0	692	360
Oshawa	333	190	0	0	233	0	237	320
Ottawa	725	528	48	0	344	620	129	121
Peterborough	15	12	0	0	44	0	81	0
St. Catharines-Niagara	164	156	3	8	47	34	16	4
Thunder Bay	0	4	0	0	0	2	20	4
Toronto	2,045	2,327	58	35	10,522	11,395	1,719	875
Windsor	88	40	0	0	54	6	0	0
Centres 50,000 - 99,999								
Belleville	41	26	8	0	0	0	0	0
Chatham-Kent	8	11	0	0	0	0	0	0
Cornwall	0	0	0	0	0	0	0	6
Kawartha Lakes	0	26	0	0	0	0	0	0
Norfolk	18	14	0	0	0	0	70	0
North Bay	0	0	4	0	0	0	9	0
Sarnia	8	0	0	0	0	0	0	0
Sault Ste. Marie	4	0	0	0	0	0	18	0

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 10,000 - 49,999								
Bracebridge	7	4	0	0	0	0	0	0
Brighton	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Brockville	0	0	0	0	3	12	4	0
Centre Wellington	32	0	0	0	111	0	0	24
Cobourg	0	0	0	0	0	0	0	0
Collingwood	4	8	0	0	48	0	45	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	3
Essex	0	4	0	0	0	0	0	0
Gravenhurst	0	0	0	0	0	0	0	0
Greater Napanee	0	0	0	4	0	0	0	0
Haldimand County	3	0	0	0	0	0	0	0
Hawkesbury	0	0	0	3	0	0	0	0
Huntsville	0	5	0	0	12	8	1	0
Ingersoll	4	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine	0	0	0	0	0	0	0	0
Lambton Shores	0	0	4	0	0	0	0	0
Leamington	4	0	0	0	0	0	0	0
Meaford	0	0	0	0	0	0	0	0
Midland	4	4	0	0	0	0	0	0
Mississippi Mills	17	24	0	0	1	0	0	1
North Grenville	12	14	0	0	0	0	0	0
North Perth	8	0	0	0	4	0	4	0
Orillia	11	31	0	0	0	0	100	0
Owen Sound	0	0	0	0	0	0	0	0
Pembroke	0	0	0	0	0	0	16	0
Petawawa	8	0	0	0	0	0	0	0
Port Hope	0	4	0	0	0	0	0	0
Prince Edward County	3	3	0	0	0	0	0	0
Saugeen Shores	9	0	0	0	0	0	16	0
Scugog	0	0	0	0	0	0	0	0
Stratford	16	22	0	0	9	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	0	0	0	0	0	0	0	0
Tillsonburg	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	3	0	0	0	0	0	0	0
Wasaga Beach	11	8	0	0	0	0	0	0
West Grey	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	13	0	0	0	6	0	0	0
Total Ontario (10,000+)	4,603	4,355	172	151	12,711	12,404	3,840	2,359

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Ontario Region
Second Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Centres 100,000+								
Barrie	327	247	126	5	0	0	453	252
Brantford	101	145	0	0	0	0	101	145
Greater Sudbury	49	37	0	10	9	12	58	59
Guelph	78	209	243	30	220	66	541	305
Hamilton	583	572	148	32	0	0	731	604
Kingston	117	116	0	0	0	120	117	236
Kitchener	499	408	153	290	183	55	835	753
London	456	323	67	145	701	276	1,228	744
Oshawa	697	659	123	26	0	0	820	685
Ottawa	1,162	916	144	520	70	132	1,376	1,568
Peterborough	89	91	59	6	81	0	229	97
St. Catharines-Niagara	481	357	60	14	23	8	564	379
Thunder Bay	44	62	0	0	20	4	64	66
Toronto	4,107	4,587	5,092	5,875	870	525	10,069	10,987
Windsor	402	282	57	0	0	0	459	282
Centres 50,000 - 99,999								
Belleville	173	93	0	0	3	0	176	93
Chatham-Kent	39	43	0	0	0	0	39	43
Cornwall	37	30	0	0	2	0	39	30
Kawartha Lakes	95	87	0	0	0	0	95	87
Norfolk	51	63	4	5	0	0	55	68
North Bay	9	10	0	0	13	0	22	10
Sarnia	65	55	0	0	0	0	65	55
Sault Ste. Marie	24	16	0	1	0	0	24	17

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Ontario Region
Second Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Centres 10,000 - 49,999								
Bracebridge	4	2	0	0	0	0	4	2
Brighton	18	19	0	0	0	0	18	19
Brock	2	12	0	0	0	0	2	12
Brockville	11	13	0	0	4	0	15	13
Centre Wellington	124	8	119	0	0	24	243	32
Cobourg	0	15	0	0	0	0	0	15
Collingwood	24	28	48	0	0	2	72	30
Elliot Lake	1	0	0	0	0	0	1	0
Erin	9	0	0	0	0	0	9	0
Essex	9	13	0	0	0	0	9	13
Gravenhurst	12	2	0	0	0	0	12	2
Greater Napanee	5	8	0	0	0	4	5	12
Haldimand County	19	0	0	0	0	0	19	0
Hawkesbury	0	0	0	0	0	3	0	3
Huntsville	26	17	12	5	1	0	39	22
Ingersoll	20	13	4	0	0	0	24	13
Kenora	4	0	0	0	0	0	4	0
Kincardine	28	0	0	0	0	0	28	0
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	42	18	0	0	0	0	42	18
Meaford	4	2	0	0	0	0	4	2
Midland	52	30	0	0	0	0	52	30
Mississippi Mills	36	32	0	0	0	1	36	33
North Grenville	27	66	0	0	0	0	27	66
North Perth	31	0	0	0	4	0	35	0
Orillia	40	44	11	10	100	0	151	54
Owen Sound	9	0	0	0	0	0	9	0
Pembroke	3	7	0	0	16	0	19	7
Petawawa	29	0	0	0	0	0	29	0
Port Hope	23	29	0	0	0	0	23	29
Prince Edward County	32	22	0	0	0	0	32	22
Saugeen Shores	72	0	0	0	16	0	88	0
Scugog	4	2	0	0	0	0	4	2
Stratford	55	25	0	0	0	0	55	25
Temiskaming Shores	3	0	0	0	0	0	3	0
The Nation	16	0	0	0	0	0	16	0
Tillsonburg	0	0	0	0	0	0	0	0
Timmins	5	4	0	0	0	0	5	4
Trent Hills	30	9	3	0	0	0	33	9
Wasaga Beach	59	44	0	8	0	0	59	52
West Grey	0	0	0	0	0	0	0	0
West Nipissing	12	0	0	0	0	0	12	0
Woodstock	55	21	0	0	0	0	55	21
Total Ontario (10,000+)	10,640	9,913	6,473	6,982	2,336	1,232	19,453	18,127

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market Ontario Region January - June 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Barrie	428	309	366	26	0	0	794	335
Brantford	157	203	0	13	0	0	157	216
Greater Sudbury	50	43	0	10	9	12	59	65
Guelph	172	279	323	42	226	66	721	387
Hamilton	937	717	302	48	128	2	1,367	767
Kingston	152	135	0	0	0	122	152	257
Kitchener	728	616	385	353	307	458	1,420	1,427
London	692	458	88	177	736	446	1,520	1,081
Oshawa	943	740	253	72	239	320	1,435	1,132
Ottawa	1,614	1,247	368	620	187	148	2,169	2,015
Peterborough	114	120	59	6	81	0	254	126
St. Catharines-Niagara	781	541	83	69	23	12	887	622
Thunder Bay	50	63	0	0	20	4	70	67
Toronto	7,172	6,467	10,532	11,846	1,777	910	19,481	19,223
Windsor	552	336	57	6	0	0	609	342
Centres 50,000 - 99,999								
Belleville	222	105	0	0	8	0	230	105
Chatham-Kent	57	49	0	0	0	0	57	49
Cornwall	74	39	0	0	2	7	76	46
Kawartha Lakes	132	110	0	0	0	0	132	110
Norfolk	92	88	4	5	70	0	166	93
North Bay	14	11	0	0	13	0	27	11
Sarnia	89	64	0	0	0	0	89	64
Sault Ste. Marie	25	18	0	1	18	0	43	19

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
Ontario Region
January - June 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 10,000 - 49,999								
Bracebridge	15	6	0	0	0	0	15	6
Brighton	37	24	0	0	0	0	37	24
Brock	4	13	0	0	0	0	4	13
Brockville	21	13	0	12	4	0	25	25
Centre Wellington	124	8	119	0	0	24	243	32
Cobourg	18	23	0	0	0	0	18	23
Collingwood	41	42	48	4	45	2	134	48
Elliot Lake	1	0	0	0	0	0	1	0
Erin	13	0	0	0	0	3	13	3
Essex	25	15	0	0	0	0	25	15
Gravenhurst	15	3	0	0	0	0	15	3
Greater Napanee	6	11	0	0	0	4	6	15
Haldimand County	39	4	0	0	0	0	39	4
Hawkesbury	0	0	0	0	0	3	0	3
Huntsville	36	18	12	5	1	0	49	23
Ingersoll	35	16	4	0	0	0	39	16
Kenora	22	4	0	0	0	0	22	4
Kincardine	41	0	0	0	0	0	41	0
Lambton Shores	5	0	0	0	4	0	9	0
Leamington	72	18	0	0	0	0	72	18
Meaford	5	2	0	0	0	0	5	2
Midland	61	36	0	0	0	0	61	36
Mississippi Mills	77	47	0	0	0	1	77	48
North Grenville	35	92	0	0	0	0	35	92
North Perth	48	0	4	0	4	0	56	0
Orillia	45	51	11	10	100	0	156	61
Owen Sound	22	0	0	0	0	0	22	0
Pembroke	6	7	0	0	16	0	22	7
Petawawa	38	0	0	0	0	0	38	0
Port Hope	38	33	0	0	0	0	38	33
Prince Edward County	39	27	0	0	0	0	39	27
Saugeen Shores	85	7	0	0	16	0	101	7
Scugog	4	3	0	0	0	0	4	3
Stratford	85	49	9	0	0	0	94	49
Temiskaming Shores	16	0	0	0	0	0	16	0
The Nation	16	0	0	0	0	0	16	0
Tillsonburg	47	7	0	0	0	0	47	7
Timmins	5	8	0	0	0	0	5	8
Trent Hills	36	9	3	0	0	0	39	9
Wasaga Beach	69	46	0	8	0	0	69	54
West Grey	0	1	0	0	0	0	0	1
West Nipissing	14	1	0	0	0	0	14	1
Woodstock	147	30	6	0	0	0	153	30
Total Ontario (10,000+)	16,755	13,432	13,036	13,333	4,034	2,544	33,829	29,309

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Ontario Region Second Quarter 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	% Change
Centres 100,000+											
Barrie	186	101	8	2	0	81	0	144	194	328	-40.9
Brantford	50	96	0	0	26	4	0	0	76	100	-24.0
Greater Sudbury	36	31	6	8	8	8	5	15	55	62	-11.3
Guelph	59	43	8	8	101	25	72	155	240	231	3.9
Hamilton	178	214	4	54	139	348	87	233	408	849	-51.9
Kingston	76	82	2	10	24	16	78	0	180	108	66.7
Kitchener	262	225	8	12	197	58	701	229	1,168	524	122.9
London	281	162	6	0	144	81	281	28	712	271	162.7
Oshawa	304	241	12	0	28	0	74	0	418	241	73.4
Ottawa	507	450	24	68	378	433	217	544	1,126	1,495	-24.7
Peterborough	89	108	2	0	30	6	0	19	121	133	-9.0
St. Catharines-Niagara	286	218	26	46	112	44	0	28	424	336	26.2
Thunder Bay	47	61	6	4	4	0	36	95	93	160	-41.9
Toronto	2,495	1,660	270	366	1,036	708	3,060	7,774	6,861	10,508	-34.7
Windsor	188	131	22	16	26	38	0	0	236	185	27.6
Centres 50,000 - 99,999											
Belleville	53	47	10	2	42	18	0	0	105	67	56.7
Chatham-Kent	29	20	8	4	0	12	0	0	37	36	2.8
Cornwall	15	24	4	8	0	0	16	0	35	32	9.4
Kawartha Lakes	63	47	0	0	0	8	0	0	63	55	14.5
Norfolk	49	62	4	4	4	13	0	0	57	79	-27.8
North Bay	9	6	4	0	0	0	3	0	16	6	166.7
Sarnia	45	30	6	0	6	0	0	0	57	30	90.0
Sault Ste. Marie	14	13	0	0	4	3	0	0	18	16	12.5

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Ontario Region
Second Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	% Change
Centres 10,000 - 49,999											
Bracebridge	3	1	2	0	7	10	0	0	12	11	9.1
Brighton	13	11	0	2	0	0	0	0	13	13	0.0
Brock	2	0	0	0	0	0	0	0	2	0	n/a
Brockville	13	4	0	0	0	0	0	0	13	4	**
Centre Wellington	26	10	2	0	0	0	0	0	28	10	180.0
Cobourg	6	10	2	6	0	12	0	0	8	28	-71.4
Collingwood	20	27	0	2	14	4	30	0	64	33	93.9
Elliot Lake	0	0	0	0	0	0	0	0	0	0	n/a
Erin	5	1	0	0	0	0	0	0	5	1	**
Essex	15	5	0	0	0	0	0	0	15	5	200.0
Gravenhurst	9	3	2	0	0	4	0	0	11	7	57.1
Greater Napanee	2	12	0	0	4	0	0	0	6	12	-50.0
Haldimand County	9	7	2	0	6	0	0	0	17	7	142.9
Hawkesbury	0	0	0	0	3	0	0	3	3	3	0.0
Huntsville	19	6	0	0	0	0	0	0	19	6	**
Ingersoll	14	6	2	0	6	0	0	0	22	6	**
Kenora	14	8	0	0	0	0	0	0	14	8	75.0
Kincardine	15	1	0	0	0	0	0	0	15	1	**
Lambton Shores	4	0	0	0	0	0	0	0	4	0	n/a
Leamington	31	5	2	0	0	0	0	0	33	5	**
Meaford	7	0	0	0	8	0	0	0	15	0	n/a
Midland	22	18	4	2	9	0	0	0	35	20	75.0
Mississippi Mills	30	11	4	2	3	0	0	1	37	14	164.3
North Grenville	11	21	0	0	0	0	0	0	11	21	-47.6
North Perth	22	3	2	0	0	0	8	0	32	3	**
Orillia	16	15	0	0	12	5	0	0	28	20	40.0
Owen Sound	12	0	0	0	0	0	0	0	12	0	n/a
Pembroke	4	4	0	0	0	0	0	0	4	4	0.0
Petawawa	19	1	0	0	0	0	0	0	19	1	**
Port Hope	16	12	0	0	0	0	0	0	16	12	33.3
Prince Edward County	17	14	0	2	0	0	0	0	17	16	6.3
Saugeen Shores	24	4	0	0	9	0	0	0	33	4	**
Scugog	9	1	0	0	0	0	0	0	9	1	**
Stratford	5	0	0	0	4	0	0	0	9	0	n/a
Temiskaming Shores	4	2	0	0	0	0	0	0	4	2	100.0
The Nation	3	3	0	0	7	0	0	0	10	3	**
Tillsonburg	26	7	0	0	0	0	0	0	26	7	**
Timmins	7	5	0	0	0	0	8	38	15	43	-65.1
Trent Hills	16	2	0	0	0	0	0	0	16	2	**
Wasaga Beach	25	16	4	4	16	6	0	0	45	26	73.1
West Grey	0	1	0	0	0	0	0	0	0	1	-100.0
West Nipissing	4	1	2	2	0	0	0	0	6	3	100.0
Woodstock	52	22	8	4	0	0	0	0	60	26	130.8
Total Ontario (10,000+)	5,892	4,352	478	638	2,417	1,945	4,676	9,306	13,463	16,241	-17.1

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
Ontario Region
January - June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Centres 100,000+											
Barrie	320	214	10	2	30	100	48	144	408	460	-11.3
Brantford	104	151	4	2	76	36	0	0	184	189	-2.6
Greater Sudbury	57	51	20	10	11	8	62	15	150	84	78.6
Guelph	120	86	14	16	140	62	79	331	353	495	-28.7
Hamilton	443	488	6	86	272	651	113	371	834	1,596	-47.7
Kingston	124	136	4	14	33	20	78	0	239	170	40.6
Kitchener	433	411	20	20	284	165	796	508	1,533	1,104	38.9
London	499	377	10	6	227	109	885	28	1,621	520	**
Oshawa	609	461	18	0	266	46	198	72	1,091	579	88.4
Ottawa	967	786	70	115	708	765	678	1,246	2,423	2,912	-16.8
Peterborough	101	163	2	0	30	6	0	19	133	188	-29.3
St. Catharines-Niagara	491	378	44	84	179	110	6	34	720	606	18.8
Thunder Bay	83	113	9	4	4	0	44	95	140	212	-34.0
Toronto	4,971	3,983	568	792	2,411	1,784	8,516	25,669	16,466	32,228	-48.9
Windsor	381	231	58	22	53	70	0	0	492	323	52.3
Centres 50,000 - 99,999											
Belleville	89	77	10	4	59	18	0	0	158	99	59.6
Chatham-Kent	52	31	18	4	0	12	0	0	70	47	48.9
Cornwall	41	41	12	16	0	15	70	9	123	81	51.9
Kawartha Lakes	103	61	0	0	0	8	0	0	103	69	49.3
Norfolk	99	107	12	6	8	13	0	6	119	132	-9.8
North Bay	30	16	4	0	3	3	7	0	44	19	131.6
Sarnia	73	78	6	0	6	0	0	0	85	78	9.0
Sault Ste. Marie	39	29	2	2	7	6	0	0	48	37	29.7

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
Ontario Region
January - June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Centres 10,000 - 49,999											
Bracebridge	7	4	4	0	7	10	8	0	26	14	85.7
Brighton	28	21	0	4	0	0	0	0	28	25	12.0
Brock	6	3	0	0	0	0	0	0	6	3	100.0
Brockville	13	13	0	0	0	3	0	0	13	16	-18.8
Centre Wellington	32	30	2	2	7	0	51	0	92	32	187.5
Cobourg	25	28	6	12	0	22	0	0	31	62	-50.0
Collingwood	38	51	4	2	14	15	30	0	86	68	26.5
Elliot Lake	0	0	0	0	0	0	0	0	0	0	n/a
Erin	14	4	0	0	0	0	0	3	14	7	100.0
Essex	20	13	0	2	0	7	0	0	20	22	-9.1
Gravenhurst	21	13	2	2	0	4	0	6	23	25	-8.0
Greater Napanee	9	31	4	4	4	8	0	0	17	43	-60.5
Haldimand County	22	22	4	2	6	0	0	0	32	24	33.3
Hawkesbury	0	0	0	0	3	0	0	3	3	3	0.0
Huntsville	38	23	0	0	5	0	1	0	44	23	91.3
Ingersoll	29	10	4	0	25	0	0	0	58	10	**
Kenora	32	14	0	0	0	0	7	0	39	14	178.6
Kincardine	20	10	0	0	22	0	0	0	42	10	**
Lambton Shores	11	0	0	0	0	0	0	0	11	0	n/a
Leamington	66	20	4	0	0	0	0	0	70	20	**
Meaford	13	2	0	[illegible]	8	0	0	0	21	2	**
Midland	49	33	4	[illegible]	9	0	0	0	62	35	77.1
Mississippi Mills	61	20	14	2	41	0	1	1	117	23	**
North Grenville	32	32	4	0	14	10	0	12	50	54	-7.4
North Perth	32	16	2	0	4	0	8	0	46	16	187.5
Orillia	34	24	0	0	27	13	0	0	61	37	64.9
Owen Sound	24	9	0	0	4	0	0	0	28	9	**
Pembroke	14	8	0	2	0	0	0	0	14	10	40.0
Petawawa	38	13	2	0	3	0	0	0	43	13	**
Port Hope	21	31	0	0	0	0	0	0	21	31	-32.3
Prince Edward County	36	31	0	6	0	0	0	0	36	37	-2.7
Saugeen Shores	27	10	0	0	9	0	0	0	36	10	**
Scugog	18	8	0	0	0	0	0	0	18	8	125.0
Stratford	54	7	0	0	36	11	2	0	92	18	**
Temiskaming Shores	14	6	0	0	0	0	0	0	14	6	133.3
The Nation	7	8	0	2	7	0	0	0	14	10	40.0
Tillsonburg	45	19	2	0	0	0	0	0	47	19	147.4
Timmins	11	13	0	0	0	0	8	38	19	51	-62.7
Trent Hills	27	7	0	0	0	0	0	0	27	7	**
Wasaga Beach	49	39	4	6	32	36	0	0	85	81	4.9
West Grey	0	7	0	0	0	0	0	0	0	7	-100.0
West Nipissing	14	4	2	4	0	0	0	0	16	8	100.0
Woodstock	112	56	10	6	4	0	12	0	138	62	122.6
Total Ontario (10,000+)	11,392	9,182	999	1,265	5,098	4,146	11,708	28,610	29,197	43,203	-32.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
Second Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Centres 100,000+								
Barrie	0	81	0	0	0	88	0	56
Brantford	26	4	0	0	0	0	0	0
Greater Sudbury	4	0	4	8	0	0	5	15
Guelph	101	25	0	0	4	138	68	17
Hamilton	139	348	0	0	14	75	73	158
Kingston	16	16	8	0	0	0	78	0
Kitchener	197	58	0	0	342	120	359	109
London	83	77	61	4	53	0	228	28
Oshawa	28	0	0	0	0	0	74	0
Ottawa	378	433	0	0	151	314	66	230
Peterborough	30	6	0	0	0	0	0	19
St. Catharines-Niagara	112	44	0	0	0	28	0	0
Thunder Bay	4	0	0	0	0	79	20	16
Toronto	1,022	708	14	0	2,646	7,493	414	281
Windsor	26	38	0	0	0	0	0	0
Centres 50,000 - 99,999								
Belleville	42	18	0	0	0	0	0	0
Chatham-Kent	0	12	0	0	0	0	0	0
Cornwall	0	0	0	0	0	0	16	0
Kawartha Lakes	0	8	0	0	0	0	0	0
Norfolk	4	13	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	3	0
Sarnia	6	0	0	0	0	0	0	0
Sault Ste. Marie	0	3	4	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
Second Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Centres 10,000 - 49,999								
Bracebridge	7	10	0	0	0	0	0	0
Brighton	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Brockville	0	0	0	0	0	0	0	0
Centre Wellington	0	0	0	0	0	0	0	0
Cobourg	0	12	0	0	0	0	0	0
Collingwood	14	4	0	0	30	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex	0	0	0	0	0	0	0	0
Gravenhurst	0	4	0	0	0	0	0	0
Greater Napanee	0	0	4	0	0	0	0	0
Haldimand County	6	0	0	0	0	0	0	0
Hawkesbury	0	0	3	0	0	0	0	3
Huntsville	0	0	0	0	0	0	0	0
Ingersoll	6	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine	0	0	0	0	0	0	0	0
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	0	0	0	0	0	0	0	0
Meaford	8	0	0	0	0	0	0	0
Midland	9	0	0	0	0	0	0	0
Mississippi Mills	3	0	0	0	0	0	0	1
North Grenville	0	0	0	0	0	0	0	0
North Perth	0	0	0	0	8	0	0	0
Orillia	12	5	0	0	0	0	0	0
Owen Sound	0	0	0	0	0	0	0	0
Pembroke	0	0	0	0	0	0	0	0
Petawawa	0	0	0	0	0	0	0	0
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	0	0	0	0	0	0	0
Saugeen Shores	9	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Stratford	4	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	7	0	0	0	0	0	0	0
Tillsonburg	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	8	38
Trent Hills	0	0	0	0	0	0	0	0
Wasaga Beach	16	6	0	0	0	0	0	0
West Grey	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	0	0	0	0	0	0	0	0
Total Ontario (10,000+)	2,319	1,933	98	12	3,248	8,335	1,412	971

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Barrie	20	100	10	0	48	88	0	56
Brantford	76	33	0	3	0	0	0	0
Greater Sudbury	4	0	7	8	2	0	60	15
Guelph	140	62	0	0	10	308	69	23
Hamilton	258	615	14	36	22	213	91	158
Kingston	25	20	8	0	0	0	78	0
Kitchener	284	157	0	8	422	124	374	384
London	133	105	94	4	206	0	679	28
Oshawa	266	46	0	0	0	0	198	72
Ottawa	708	765	0	0	572	1,002	106	244
Peterborough	30	6	0	0	0	0	0	19
St. Catharines-Niagara	168	98	11	12	0	28	6	6
Thunder Bay	4	0	0	0	0	79	28	16
Toronto	2,397	1,784	14	0	7,385	24,659	1,.31	1,010
Windsor	53	70	0	0	0	0	0	0
Centres 50,000 - 99,999								
Belleville	59	18	0	0	0	0	0	0
Chatham-Kent	0	12	0	0	0	0	0	0
Cornwall	0	0	0	15	54	0	16	9
Kawartha Lakes	0	8	0	0	0	0	0	0
Norfolk	8	13	0	0	0	0	0	6
North Bay	3	3	0	0	0	0	7	0
Sarnia	6	0	0	0	0	0	0	0
Sault Ste. Marie	3	6	4	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 10,000 - 49,999								
Bracebridge	7	10	0	0	0	0	8	0
Brighton	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Brockville	0	3	0	0	0	0	0	0
Centre Wellington	7	0	0	0	27	0	24	0
Cobourg	0	22	0	0	0	0	0	0
Collingwood	14	15	0	0	30	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	3
Essex	0	7	0	0	0	0	0	0
Gravenhurst	0	4	0	0	0	0	0	6
Greater Napanee	0	0	4	8	0	0	0	0
Haldimand County	6	0	0	0	0	0	0	0
Hawkesbury	0	0	3	0	0	0	0	3
Huntsville	5	0	0	0	1	0	0	0
Ingersoll	25	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	7	0
Kincardine	22	0	0	0	0	0	0	0
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	0	0	0	0	0	0	0	0
Meaford	8	0	0	0	0	0	0	0
Midland	9	0	0	0	0	0	0	0
Mississippi Mills	41	0	0	0	1	0	0	1
North Grenville	14	10	0	0	0	12	0	0
North Perth	4	0	0	0	8	0	0	0
Orillia	27	13	0	0	0	0	0	0
Owen Sound	4	0	0	0	0	0	0	0
Pembroke	0	0	0	0	0	0	0	0
Petawawa	3	0	0	0	0	0	0	0
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	0	0	0	0	0	0	0
Saugeen Shores	9	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Stratford	36	11	0	0	2	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	7	0	0	0	0	0	0	0
Tillsonburg	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	8	38
Trent Hills	0	0	0	0	0	0	0	0
Wasaga Beach	32	36	0	0	0	0	0	0
West Grey	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	4	0	0	0	12	0	0	0
Total Ontario (10,000+)	4,929	4,052	169	94	8,802	26,513	2,890	2,097

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Ontario Region
Second Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Centres 100,000+								
Barrie	190	140	0	132	4	56	194	328
Brantford	76	91	0	9	0	0	76	100
Greater Sudbury	42	37	4	0	9	25	55	62
Guelph	134	68	38	145	68	17	240	231
Hamilton	317	560	18	131	73	158	408	849
Kingston	94	108	0	0	86	0	180	108
Kitchener	417	264	392	150	359	110	1,168	524
London	304	146	119	93	289	32	712	271
Oshawa	336	240	8	0	74	1	418	241
Ottawa	905	931	155	318	66	246	1,126	1,495
Peterborough	110	114	11	0	0	19	121	133
St. Catharines-Niagara	399	280	17	51	8	5	424	336
Thunder Bay	57	65	0	79	20	16	93	160
Toronto	3,639	2,644	2,794	7,583	428	281	6,861	10,508
Windsor	228	166	6	19	2	0	236	185
Centres 50,000 - 99,999								
Belleville	105	67	0	0	0	0	105	67
Chatham-Kent	37	36	0	0	0	0	37	36
Cornwall	19	30	0	0	16	2	35	32
Kawartha Lakes	62	55	1	0	0	0	63	55
Norfolk	57	74	0	5	0	0	57	79
North Bay	13	6	0	0	3	0	16	6
Sarnia	57	30	0	0	0	0	57	30
Sault Ste. Marie	14	16	0	0	4	0	18	16

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Ontario Region
Second Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Centres 10,000 - 49,999								
Bracebridge	12	11	0	0	0	0	12	11
Brighton	13	13	0	0	0	0	13	13
Brock	2	0	0	0	0	0	2	0
Brockville	13	4	0	0	0	0	13	4
Centre Wellington	28	10	0	0	0	0	28	10
Cobourg	8	24	0	4	0	0	8	28
Collingwood	20	29	44	4	0	0	64	33
Elliot Lake	0	0	0	0	0	0	0	0
Erin	5	1	0	0	0	0	5	1
Essex	15	5	0	0	0	0	15	5
Gravenhurst	11	3	0	4	0	0	11	7
Greater Napanee	2	12	0	0	4	0	6	12
Haldimand County	17	7	0	0	0	0	17	7
Hawkesbury	0	0	0	0	3	3	3	3
Huntsville	19	6	0	0	0	0	19	6
Ingersoll	16	6	6	0	0	0	22	6
Kenora	14	8	0	0	0	0	14	8
Kincardine	15	1	0	0	0	0	15	1
Lambton Shores	4	0	0	0	0	0	4	0
Leamington	33	5	0	0	0	0	33	5
Meaford	15	0	0	0	0	0	15	0
Midland	35	20	0	0	0	0	35	20
Mississippi Mills	37	13	0	0	0	1	37	14
North Grenville	11	21	0	0	0	0	11	21
North Perth	24	3	8	0	0	0	32	3
Orillia	22	20	6	0	0	0	28	20
Owen Sound	12	0	0	0	0	0	12	0
Pembroke	4	4	0	0	0	0	4	4
Petawawa	19	1	0	0	0	0	19	1
Port Hope	16	12	0	0	0	0	16	12
Prince Edward County	17	16	0	0	0	0	17	16
Saugeen Shores	33	4	0	0	0	0	33	4
Scugog	9	1	0	0	0	0	9	1
Stratford	9	0	0	0	0	0	9	0
Temiskaming Shores	4	2	0	0	0	0	4	2
The Nation	10	3	0	0	0	0	10	3
Tillsonburg	26	7	0	0	0	0	26	7
Timmins	7	5	0	0	8	38	15	43
Trent Hills	16	2	0	0	0	0	16	2
Wasaga Beach	35	26	10	0	0	0	45	26
West Grey	0	1	0	0	0	0	0	1
West Nipissing	6	3	0	0	0	0	6	3
Woodstock	60	26	0	0	0	0	60	26
Total Ontario (10,000+)	8,286	6,503	3,637	8,728	1,524	1,010	13,463	16,241

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
Ontario Region
January - June 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Barrie	346	272	48	132	14	56	408	460
Brantford	179	158	5	28	0	3	184	189
Greater Sudbury	79	57	4	0	67	27	150	84
Guelph	230	145	54	327	69	23	353	495
Hamilton	697	1,043	32	357	105	196	834	1,596
Kingston	153	170	0	0	86	0	239	170
Kitchener	687	519	472	192	374	393	1,533	1,104
London	522	340	324	148	775	32	1,621	520
Oshawa	791	506	102	0	198	73	1,091	579
Ottawa	1,730	1,633	576	1,006	117	273	2,423	2,912
Peterborough	122	169	11	0	0	19	133	188
St. Catharines-Niagara	651	505	42	73	27	28	720	606
Thunder Bay	95	117	0	79	29	16	140	212
Toronto	7,458	6,341	7,863	24,875	1,145	1,012	16,466	32,228
Windsor	481	304	9	19	2	0	492	323
Centres 50,000 - 99,999								
Belleville	158	99	0	0	0	0	158	99
Chatham-Kent	70	47	0	0	0	0	70	47
Cornwall	53	55	54	0	16	26	123	81
Kawartha Lakes	102	69	1	0	0	0	103	69
Norfolk	115	121	4	5	0	6	119	132
North Bay	37	19	0	0	7	0	44	19
Sarnia	85	78	0	0	0	0	85	78
Sault Ste. Marie	44	37	0	0	4	0	48	37

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
Ontario Region
January - June 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 10,000 - 49,999								
Bracebridge	18	14	0	0	8	0	26	14
Brighton	28	25	0	0	0	0	28	25
Brock	6	3	0	0	0	0	6	3
Brockville	13	16	0	0	0	0	13	16
Centre Wellington	34	32	34	0	24	0	92	32
Cobourg	31	48	0	14	0	0	31	62
Collingwood	42	53	44	15	0	0	86	68
Elliot Lake	0	0	0	0	0	0	0	0
Erin	14	4	0	0	0	3	14	7
Essex	20	22	0	0	0	0	20	22
Gravenhurst	23	15	0	4	0	6	23	25
Greater Napanee	13	35	0	0	4	8	17	43
Haldimand County	32	24	0	0	0	0	32	24
Hawkesbury	0	0	0	0	3	3	3	3
Huntsville	39	23	5	0	0	0	44	23
Ingersoll	52	10	6	0	0	0	58	10
Kenora	32	14	0	0	7	0	39	14
Kincardine	42	10	0	0	0	0	42	10
Lambton Shores	11	0	0	0	0	0	11	0
Leamington	70	20	0	0	0	0	70	20
Meaford	21	2	0	0	0	0	21	2
Midland	62	35	0	0	0	0	62	35
Mississippi Mills	117	22	0	0	0	1	117	23
North Grenville	50	42	0	12	0	0	50	54
North Perth	34	16	12	0	0	0	46	16
Orillia	49	29	12	8	0	0	61	37
Owen Sound	24	9	4	0	0	0	28	9
Pembroke	14	10	0	0	0	0	14	10
Petawawa	43	13	0	0	0	0	43	13
Port Hope	21	31	0	0	0	0	21	31
Prince Edward County	36	37	0	0	0	0	36	37
Saugeen Shores	36	10	0	0	0	0	36	10
Scugog	18	8	0	0	0	0	18	8
Stratford	92	18	0	0	0	0	92	18
Temiskaming Shores	14	6	0	0	0	0	14	6
The Nation	14	10	0	0	0	0	14	10
Tillsonburg	47	19	0	0	0	0	47	19
Timmins	11	13	0	0	8	38	19	51
Trent Hills	27	7	0	0	0	0	27	7
Wasaga Beach	59	75	26	6	0	0	85	81
West Grey	0	7	0	0	0	0	0	7
West Nipissing	16	8	0	0	0	0	16	8
Woodstock	126	62	12	0	0	0	138	62
Total Ontario (10,000+)	16,336	13,661	9,756	27,300	3,089	2,242	29,197	43,203

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region
Second Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Belleville													
Q2 2016	0	0.0	2	4.5	18	40.9	23	52.3	1	2.3	44	302,750	295,064
Q2 2015	0	0.0	0	0.0	12	33.3	24	66.7	0	0.0	36	310,900	316,839
Year-to-date 2016	0	0.0	2	2.7	30	40.0	40	53.3	3	4.0	75	305,500	302,652
Year-to-date 2015	0	0.0	1	1.6	27	43.5	34	54.8	0	0.0	62	305,500	300,377
Chatham-Kent													
Q2 2016	0	0.0	0	0.0	9	40.9	11	50.0	2	9.1	22	327,000	353,314
Q2 2015	0	0.0	1	8.3	6	50.0	4	33.3	1	8.3	12	279,450	352,808
Year-to-date 2016	0	0.0	0	0.0	18	52.9	14	41.2	2	5.9	34	289,000	336,641
Year-to-date 2015	0	0.0	1	4.8	11	52.4	8	38.1	1	4.8	21	299,000	340,357
Cornwall													
Q2 2016	0	0.0	0	0.0	7	63.6	4	36.4	0	0.0	11	288,740	311,085
Q2 2015	0	0.0	1	10.0	5	50.0	4	40.0	0	0.0	10	277,773	291,753
Year-to-date 2016	0	0.0	0	0.0	12	66.7	6	33.3	0	0.0	18	281,870	297,146
Year-to-date 2015	0	0.0	2	10.5	11	57.9	5	26.3	1	5.3	19	265,900	296,451
Kawartha Lakes													
Q2 2016	1	2.6	2	5.1	20	51.3	15	38.5	1	2.6	39	286,990	288,443
Q2 2015	0	0.0	1	3.6	9	32.1	18	64.3	0	0.0	28	329,000	332,818
Year-to-date 2016	4	7.1	4	7.1	25	44.6	22	39.3	1	1.8	56	280,000	282,505
Year-to-date 2015	0	0.0	1	2.9	14	40.0	20	57.1	0	0.0	35	320,000	322,540
Norfolk													
Q2 2016	1	2.0	0	0.0	10	20.4	36	73.5	2	4.1	49	375,000	355,012
Q2 2015	0	0.0	0	0.0	20	32.8	40	65.6	1	1.6	61	349,900	338,196
Year-to-date 2016	1	1.1	0	0.0	19	20.9	65	71.4	6	6.6	91	375,000	359,492
Year-to-date 2015	0	0.0	0	0.0	34	33.0	63	61.2	6	5.8	103	349,900	349,484
North Bay													
Q2 2016	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	381,950	388,450
Q2 2015	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	322,900	322,900
Year-to-date 2016	0	0.0	0	0.0	0	0.0	7	100.0	0	0.0	7	369,500	383,186
Year-to-date 2015	0	0.0	0	0.0	1	12.5	6	75.0	1	12.5	8	347,450	363,800
Sarnia													
Q2 2016	0	0.0	2	5.9	1	2.9	31	91.2	0	0.0	34	427,400	397,653
Q2 2015	2	6.9	1	3.4	8	27.6	17	58.6	1	3.4	29	329,900	332,033
Year-to-date 2016	0	0.0	4	6.9	5	8.6	47	81.0	2	3.4	58	412,450	393,162
Year-to-date 2015	2	2.9	5	7.4	19	27.9	40	58.8	2	2.9	68	320,000	323,767
Sault Ste. Marie													
Q2 2016	0	0.0	0	0.0	2	40.0	3	60.0	0	0.0	5	319,000	347,560
Q2 2015	0	0.0	0	0.0	4	50.0	3	37.5	1	12.5	8	299,500	390,988
Year-to-date 2016	0	0.0	0	0.0	5	31.3	8	50.0	3	18.8	16	412,000	398,591
Year-to-date 2015	0	0.0	0	0.0	6	42.9	6	42.9	2	14.3	14	309,000	374,343
Barrie CMA													
Q2 2016	0	0.0	0	0.0	0	0.0	74	46.3	86	53.8	160	515,945	553,470
Q2 2015	0	0.0	0	0.0	0	0.0	39	41.1	56	58.9	95	564,490	556,369
Year-to-date 2016	0	0.0	0	0.0	0	0.0	152	55.3	123	44.7	275	494,900	535,197
Year-to-date 2015	0	0.0	0	0.0	2	1.0	109	55.9	84	43.1	195	471,115	509,968

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region
Second Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brantford CMA													
Q2 2016	0	0.0	0	0.0	2	4.2	36	75.0	10	20.8	48	392,500	435,143
Q2 2015	1	1.1	0	0.0	7	7.4	67	71.3	19	20.2	94	423,653	434,491
Year-to-date 2016	0	0.0	0	0.0	11	9.5	81	69.8	24	20.7	116	390,000	425,343
Year-to-date 2015	1	0.6	1	0.6	17	11.0	99	63.9	37	23.9	155	422,405	436,317
Greater Sudbury CMA													
Q2 2016	0	0.0	0	0.0	0	0.0	12	52.2	11	47.8	23	499,900	472,904
Q2 2015	0	0.0	0	0.0	2	8.3	15	62.5	7	29.2	24	402,950	453,788
Year-to-date 2016	0	0.0	0	0.0	0	0.0	20	60.6	13	39.4	33	469,900	469,148
Year-to-date 2015	0	0.0	0	0.0	2	7.7	17	65.4	7	26.9	26	415,450	452,720
Guelph CMA													
Q2 2016	0	0.0	0	0.0	0	0.0	6	12.2	43	87.8	49	588,242	634,132
Q2 2015	0	0.0	0	0.0	0	0.0	24	58.5	17	41.5	41	485,990	524,440
Year-to-date 2016	0	0.0	0	0.0	0	0.0	26	25.0	78	75.0	104	565,210	612,634
Year-to-date 2015	0	0.0	0	0.0	1	1.3	40	52.6	35	46.1	76	490,500	548,642
Hamilton CMA													
Q2 2016	0	0.0	0	0.0	13	6.1	136	63.6	65	30.4	214	469,000	536,369
Q2 2015	0	0.0	0	0.0	2	1.0	132	64.7	70	34.3	204	477,000	526,616
Year-to-date 2016	0	0.0	0	0.0	36	7.8	279	60.8	144	31.4	459	459,900	527,712
Year-to-date 2015	1	0.2	0	0.0	13	2.7	279	57.2	195	40.0	488	480,750	547,452
Kingston CMA													
Q2 2016	0	0.0	0	0.0	10	14.3	56	80.0	4	5.7	70	337,500	358,934
Q2 2015	0	0.0	0	0.0	15	27.3	33	60.0	7	12.7	55	314,000	348,185
Year-to-date 2016	0	0.0	0	0.0	13	13.1	81	81.8	5	5.1	99	345,000	362,638
Year-to-date 2015	0	0.0	0	0.0	25	29.8	52	61.9	7	8.3	84	312,000	341,479
Kitchener CMA													
Q2 2016	0	0.0	0	0.0	0	0.0	137	53.5	119	46.5	256	454,995	502,313
Q2 2015	0	0.0	0	0.0	3	1.3	177	76.6	51	22.1	231	419,900	448,816
Year-to-date 2016	0	0.0	0	0.0	0	0.0	230	56.1	180	43.9	410	452,990	504,918
Year-to-date 2015	0	0.0	0	0.0	4	0.9	327	76.6	96	22.5	427	417,300	454,949
London CMA													
Q2 2016	1	0.3	4	1.4	67	22.7	168	56.9	55	18.6	295	379,900	399,156
Q2 2015	1	0.8	1	0.8	32	25.8	71	57.3	19	15.3	124	368,450	382,038
Year-to-date 2016	1	0.2	5	1.1	109	23.0	282	59.5	77	16.2	474	371,250	396,325
Year-to-date 2015	2	0.6	4	1.3	70	22.6	182	58.7	52	16.8	310	370,000	395,109
Oshawa CMA													
Q2 2016	0	0.0	0	0.0	0	0.0	149	51.6	140	48.4	289	495,000	512,784
Q2 2015	0	0.0	0	0.0	3	1.3	135	57.0	99	41.8	237	479,990	480,330
Year-to-date 2016	0	0.0	0	0.0	3	0.5	294	49.8	293	49.7	590	498,000	515,199
Year-to-date 2015	0	0.0	0	0.0	6	1.3	271	59.4	179	39.3	456	469,990	480,470
Ottawa CMA													
Q2 2016	0	0.0	0	0.0	0	0.0	267	58.3	191	41.7	458	479,990	508,904
Q2 2015	0	0.0	0	0.0	0	0.0	220	57.9	160	42.1	380	475,400	503,011
Year-to-date 2016	1	0.1	0	0.0	0	0.0	512	64.2	285	35.7	798	465,945	495,059
Year-to-date 2015	0	0.0	0	0.0	0	0.0	408	63.0	240	37.0	648	467,490	495,839

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region
Second Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peterborough CMA													
Q2 2016	1	1.3	10	12.5	39	48.8	25	31.3	5	6.3	80	270,000	306,718
Q2 2015	0	0.0	1	2.9	9	25.7	23	65.7	2	5.7	35	329,900	350,211
Year-to-date 2016	1	1.1	12	13.3	43	47.8	29	32.2	5	5.6	90	267,500	303,782
Year-to-date 2015	0	0.0	1	1.3	24	30.4	52	65.8	2	2.5	79	323,900	330,301
St. Catharines-Niagara CMA													
Q2 2016	0	0.0	0	0.0	17	6.1	219	78.2	44	15.7	280	399,900	429,172
Q2 2015	0	0.0	3	1.4	26	12.2	146	68.5	38	17.8	213	397,770	419,531
Year-to-date 2016	1	0.2	1	0.2	45	9.2	376	76.7	67	13.7	490	389,900	417,016
Year-to-date 2015	3	0.8	3	0.8	44	12.3	234	65.5	73	20.4	357	400,000	433,073
Thunder Bay CMA													
Q2 2016	0	0.0	0	0.0	0	0.0	13	81.3	3	18.8	16	399,900	432,288
Q2 2015	0	0.0	0	0.0	0	0.0	22	88.0	3	12.0	25	379,900	422,664
Year-to-date 2016	0	0.0	0	0.0	0	0.0	18	81.8	4	18.2	22	399,900	428,682
Year-to-date 2015	0	0.0	0	0.0	0	0.0	40	88.9	5	11.1	45	389,900	414,658
Toronto CMA													
Q2 2016	1	0.0	0	0.0	3	0.1	201	8.2	2,245	91.6	2,450	759,900	928,463
Q2 2015	0	0.0	0	0.0	2	0.1	248	15.6	1,341	84.3	1,591	689,900	903,180
Year-to-date 2016	1	0.0	0	0.0	6	0.1	410	8.4	4,483	91.5	4,900	729,990	899,771
Year-to-date 2015	2	0.1	0	0.0	5	0.1	697	18.0	3,160	81.8	3,864	679,990	873,790
Windsor CMA													
Q2 2016	0	0.0	1	0.6	44	27.0	94	57.7	24	14.7	163	373,213	395,639
Q2 2015	0	0.0	0	0.0	31	36.9	37	44.0	16	19.0	84	350,968	402,415
Year-to-date 2016	0	0.0	4	1.2	92	28.4	184	56.8	44	13.6	324	369,813	383,507
Year-to-date 2015	0	0.0	0	0.0	82	32.7	126	50.2	43	17.1	251	362,500	404,284
Total Urban Centres in Ontario (50,000+)													
Q2 2016	5	0.1	21	0.4	262	5.2	1,720	34.0	3,051	60.3	5,059	564,990	687,763
Q2 2015	4	0.1	9	0.2	196	5.4	1,501	41.5	1,909	52.7	3,619	513,900	650,334
Year-to-date 2016	10	0.1	32	0.3	472	4.9	3,183	33.4	5,842	61.2	9,539	571,900	685,802
Year-to-date 2015	11	0.1	19	0.2	418	5.4	3,115	40.0	4,228	54.3	7,791	520,490	662,244

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Ontario

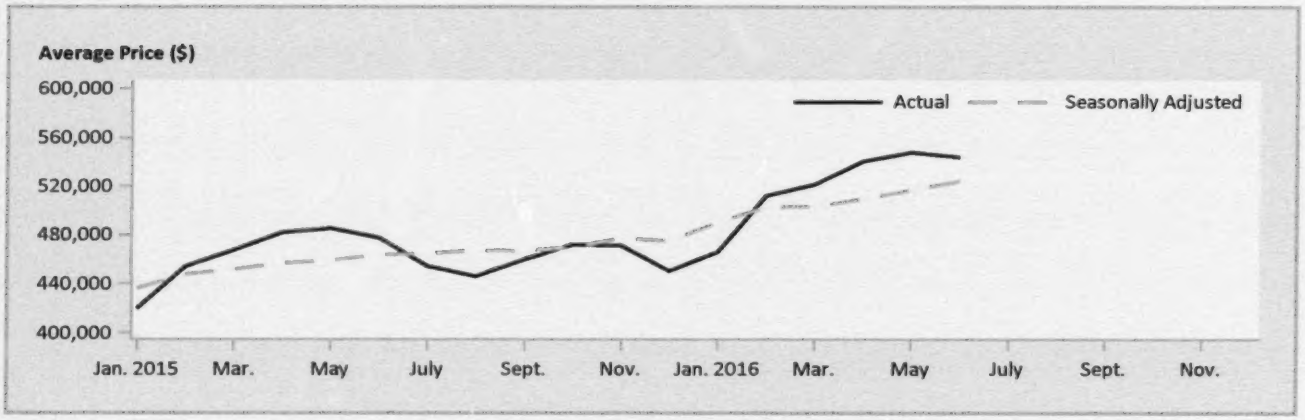


Figure 5.2: MLS® Residential Sales for Ontario

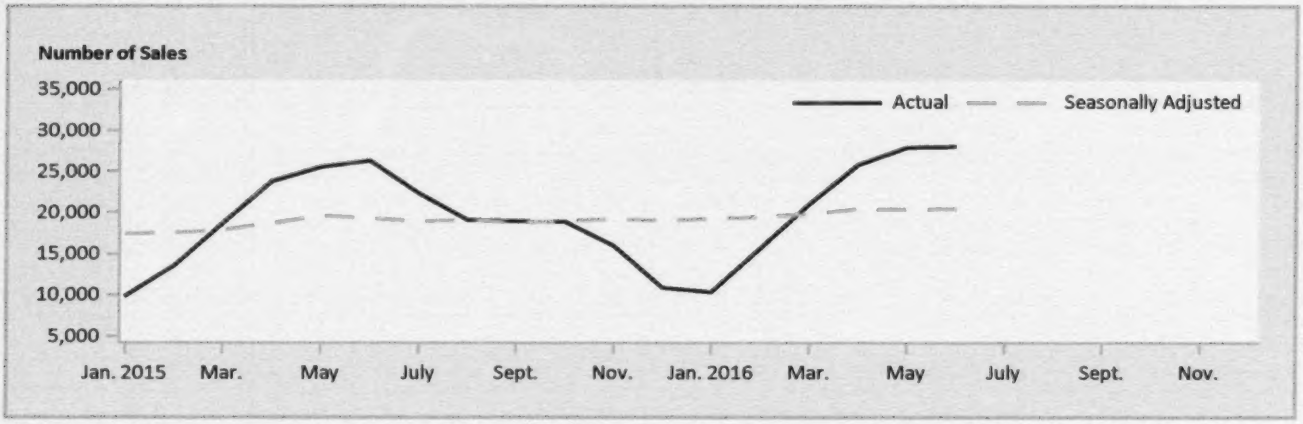
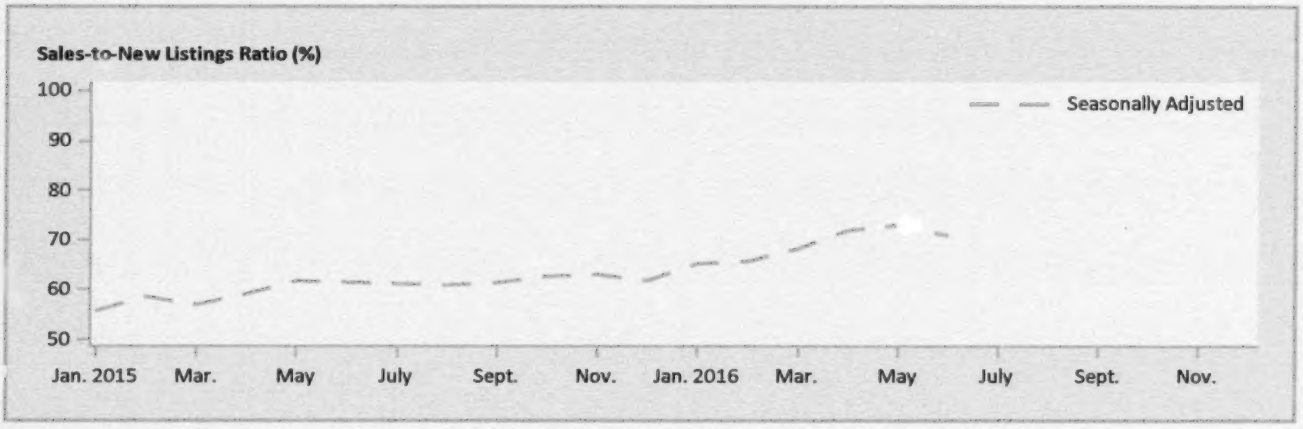


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Ontario



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Source: CREA / Haver Analytics

Table 6: Level of Economic Indicators for Ontario Region
Second Quarter 2016

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term							
2015	January - March	568	3.0	4.8	6,896.4	6.9	10,329	122.8	920	67,887,888	79.20
	April - June	561	2.9	4.6	6,919.3	6.6	28,374	109.5	933	72,856,535	81.10
	July - September	561	2.9	4.6	6,931.3	6.7	43,200	89.6	949	73,826,324	75.79
	October - December	561	3.1	4.6	6,946.9	6.8	13,796	96.2	950	75,093,056	74.50
2016	January - March	561	3.1	4.6	6,983.1	6.8	40,458	97.7	959	74,315,388	74.03
	April - June	561	3.1	4.6	6,998.3	6.7		102.7	958		77.95
	July - September										
	October - December										

Table 6.1: Growth(1) of Economic Indicators for Ontario Region
Second Quarter 2016

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	Mortgage Rates 5 Yr. Term							
2015	January - March	-3.8	-0.2	-0.4	0.5	-0.6	-39.7	16.0	2.1	1.6	-12.2
	April - June	-1.5	-0.3	-0.2	0.8	-0.7	3.5	10.9	3.3	-0.8	-12.2
	July - September	-1.5	-0.3	-0.2	0.7	-0.6	16.2	-13.8	4.4	3.0	-16.7
	October - December	-1.5	-0.1	-0.2	0.6	-0.1	**	-14.7	3.8	3.3	-14.8
2016	January - March	-1.2	0.2	-0.1	1.3	-0.1	**	-20.4	4.3	9.5	-6.5
	April - June	0.0	0.3	0.0	1.1	0.0		-6.2	2.7		-3.9
	July - September										
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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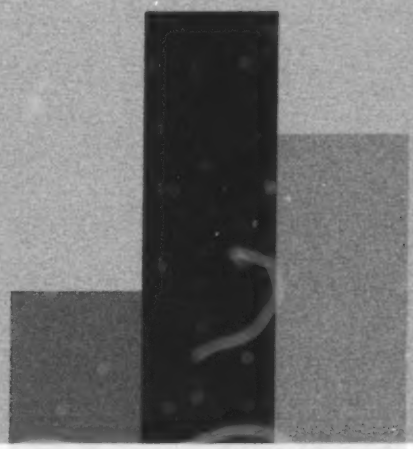

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